

HOME HOMEBUYER AND REHABILITATION PROGRAM (HHR)

BACKGROUND

The Division of Housing and Community Development (DHCD) has identified homeownership and the conservation of quality owner-occupied and rental housing as top priorities for allocating federal and state housing resources. A program was established to provide essential home purchase assistance and necessary home rehabilitation, and other vital improvements for dwelling units occupied by low- and moderate-income households.

The source of funds is the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME), and the American dream Downpayment Initiative (ADDI) program. The Wisconsin Department of Commerce, DHCD awards these funds to local units of government and local housing organizations through a biennial funding cycle.

ELIGIBLE ACTIVITIES

The program is designed to provide funding for three HOME-eligible activities:

- Homebuyer assistance: Direct assistance may be provided to eligible homebuyers for acquisition (downpayment and closing costs), acquisition and rehabilitation, or new construction. Grantees may utilize the funds to construct housing for sale to low- and moderate-income (LMI) homebuyers (household income at or below 80% County Median Income).
- Owner-occupied rehabilitation: Funds are provided for making essential improvements to single-family homes serving as the principal residence of LMI owners. Eligible costs include energy-related improvements, accessibility improvements, lead-based paint hazard reduction, and repair of code violations.
- Rental rehabilitation: Funds are provided to landlords for making essential repairs to units rented to tenants at or below 60% of the county median income. Landlords are required to lease HOME-assisted units at or below the HUD published Fair Market Rent (FMR) for the county.

ELIGIBILITY REQUIREMENTS

Eligible applicants for funds under the HHR program include:

- The governing body of a village, city, town, or county;
- The governing body of a federally-recognized American Indian tribe or band in the State of Wisconsin;
- A public agency or nonprofit organization;
- Faith-based or religious organizations, as long as the funds are not used to support inherently religious activities.

State HOME funds may not be provided for activities in other HOME Participating Jurisdictions:

- Cities of Eau Claire, Green Bay, La Crosse, Madison, Milwaukee, and Racine;
- Counties of Dane, Milwaukee, and Rock;
- The Jefferson, Ozaukee, Washington, Waukesha County Consortium.

FUNDING

HOME Homebuyer and Rental Rehabilitation funds, including ADDI, total approximately \$12 million for the biennial funding cycle. Grants to eligible applicants will be awarded only in an amount commensurate with the scope of the proposed program and the applicant's capacity.

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